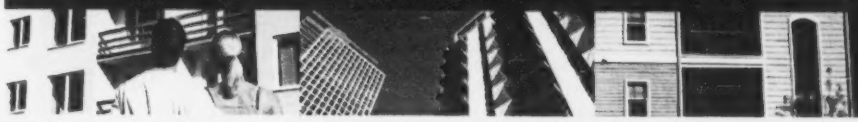
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatoon CMA



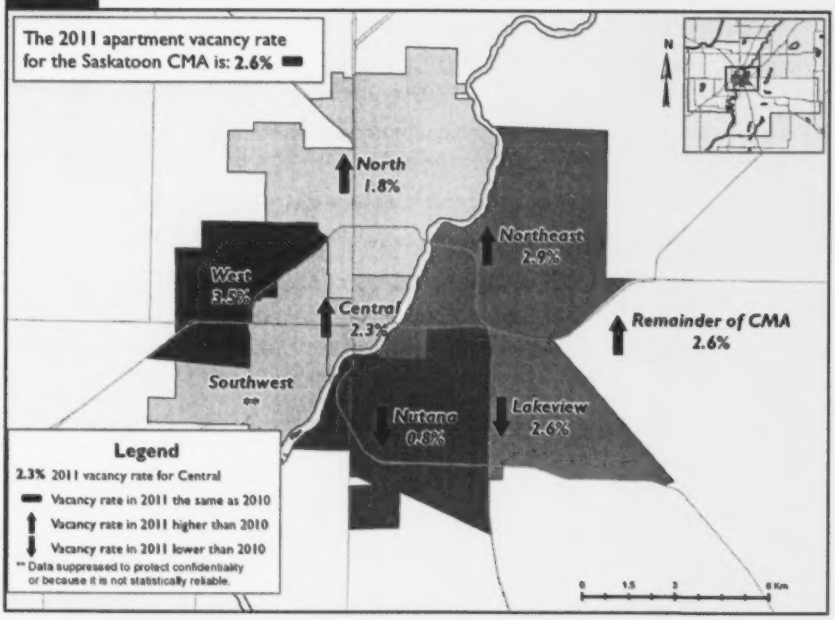
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The average vacancy rate in Saskatoon's private rental apartments was 2.6 per cent in October 2011, unchanged from October 2010.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Saskatoon CMA was $966 in October 2011, up from $934 in October 2010.
- In rental structures common to both the 2010 and 2011 surveys, the year-over-year change in the average rent for a two-bedroom apartment unit in October 2011 was 2.8 per cent.

Figure 1


The 2011 apartment vacancy rate for the Saskatoon CMA is: 2.6%
N
North 1.8%
Northeast 2.9%
West 3.5%
Central 2.3%
Remainder of CMA 2.6%
Southwest **
Nutana 0.8%
Lakeview 2.6%
Legend
2.3% 2011 vacancy rate for Central
Vacancy rate in 2011 the same as 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010
** Data suppressed to protect confidentiality or because it is not statistically reliable.
0 1.5 3 6 Km

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Saskatoon Rental Market Survey

Apartment vacancies steady in 2011

The average apartment vacancy[1] rate across the Saskatoon Census Metropolitan Area (CMA) remained unchanged at 2.6 per cent in October 2011 compared to the previous year. Elevated in-migration continues to fuel demand for rental units, maintaining relatively low vacancy rates across Saskatoon.

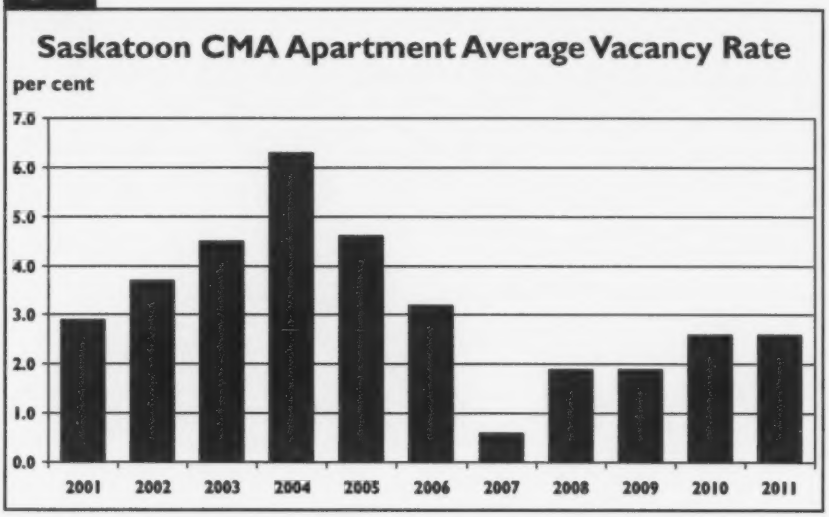
With vacancy rates remaining relatively low over the past year, the survey revealed an increase in rent levels. In October 2011, an average two-bedroom apartment rented for $966, up from $934 a year prior. On a same-sample basis[2], the average rent for a two-bedroom apartment in October 2011 was up 2.8 per cent from the previous year.

Lowest vacancy rate found in Nutana

Apartment vacancy rates in Saskatoon's eight zones ranged from 3.5 per cent in the West to 0.8 per cent in Nutana. Neighbourhoods in Nutana offer close proximity to the University of Saskatchewan and the Royal University Hospital, thus making them popular with students and employees of these institutions.

In terms of average vacancy rate by bedroom type, the survey found a range of rates from as low as 1.1 per cent for three-bedroom+ suites up to 3.4 per cent for two-bedroom suites. Bachelor suites and units with three or more bedrooms saw their vacancy rates decline from the prior year. Bachelor suites posted the largest year-over-year reduction in vacancy rates, going from 4.8 per cent in October 2010 to 2.0 per cent in October 2011.

Figure 2



Source: CMHC October Rental Market Survey – Structures of 3+ units

Availability rates edge upwards

The availability rate[3] for apartment rentals increased across the Saskatoon region to 4.0 per cent in the October survey, compared with 3.8 per cent in 2010. At 7.5 per cent, the availability rate was highest in the Southwest and lowest in Nutana at 2.4 per cent. The largest increase in availability rate occurred in the North, where the availability rate rose 1.7 percentage points since October 2010 to 3.8 per cent. On the other end of the scale, the biggest year-over-year decrease, at 0.6 percentage points, occurred in Lakeview.

Average rents increase in all eight zones

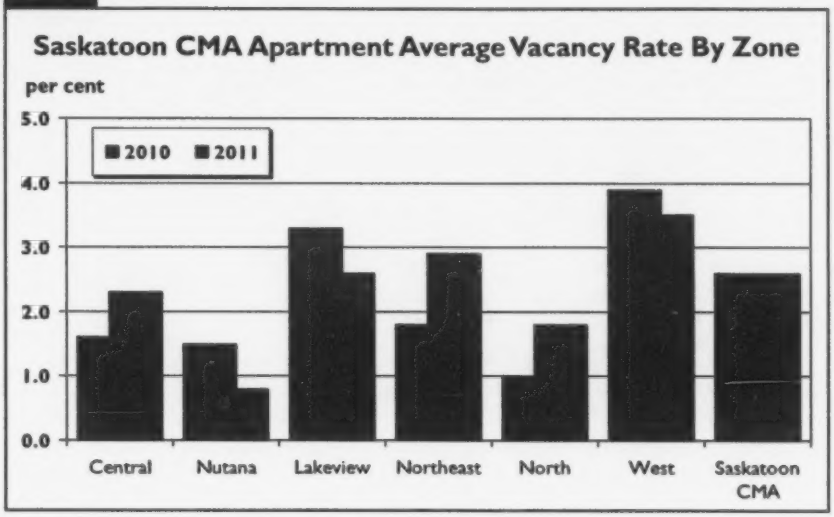
Low vacancy rates have maintained upward pressure on rental rates in 2011, and as a result, renters in Saskatoon are generally paying more for their units than they paid one year earlier. The October 2011 survey found the average monthly rent for all suite types increased from $853 in October 2010 to $881 in the current survey. All of Saskatoon's eight zones

1 Based on privately-initiated rental apartment structures of three or more units.

2 When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2010 and 2011 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

3 A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

Figure 3



Source: CMHC Rental Market Survey – Structures of 3+ units

recorded gains in average monthly rents in the October 2011 survey.

Considering all types of suites, rental structures in the Central zone recorded the largest increase in average monthly rent of $37, lifting average monthly rent in this zone to $912. Meanwhile, with a $15 advance, the Northeast recorded the lowest increase in average monthly rent amongst all eight zones. The highest average monthly rents were recorded in the West where average rents rose $30 to $938.

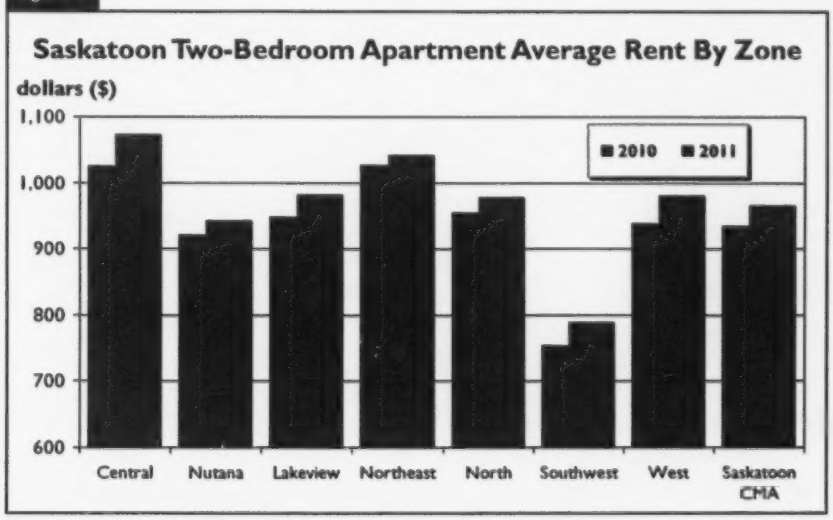
The two-bedroom average monthly rent in October 2011 was highest in both the Central and Northeast zones with average of $1,073, and $1,041, respectively. The lowest average rent within the CMA was recorded in the Southwest at $737 monthly. Average monthly rents for bachelor, one, and two-bedroom suites in this zone were the lowest in Saskatoon. Buildings in the Southwest tend to be older and the suites smaller, thus commanding lower rents than in other zones.

Fixed sample rent up 2.7 per cent

Table 1.1.5 provides a measurement of percentage change for average apartment rents for a fixed sample of structures based on structures common to both the 2010 and 2011 surveys. The measure aims at better understanding rent changes in existing structures by excluding from the calculation the rents of newly built apartment units not surveyed in the previous year or units removed in the current year due to condo conversion, major renovations or demolition. [4]

For all apartments, same-sample rents in existing units increased 2.7 per cent between October 2010 and October 2011. This compares with a 4.1 per cent increase for all units in the previous October survey. Bachelor suites posted a year-over-year increase of 5.6 per cent, while the average rent for two-bedroom and three-bedroom+ suites both recorded gains of 2.8 per cent. With a 2.5 per cent increase, one-bedroom suites posted the mildest gains from the prior year. Property owners in Lakeview secured a same-sample rent increase of 3.9 per cent for all suite types, while renters in the Northeast and West zones saw average rent increases of 2.2 per cent from the October 2010 survey.

Figure 4



Source: CMHC Rental Market Survey – Structures of 3+ units

[4] Detailed information is contained in the methodology section at the end of this report.

Supply of private rental apartments declines

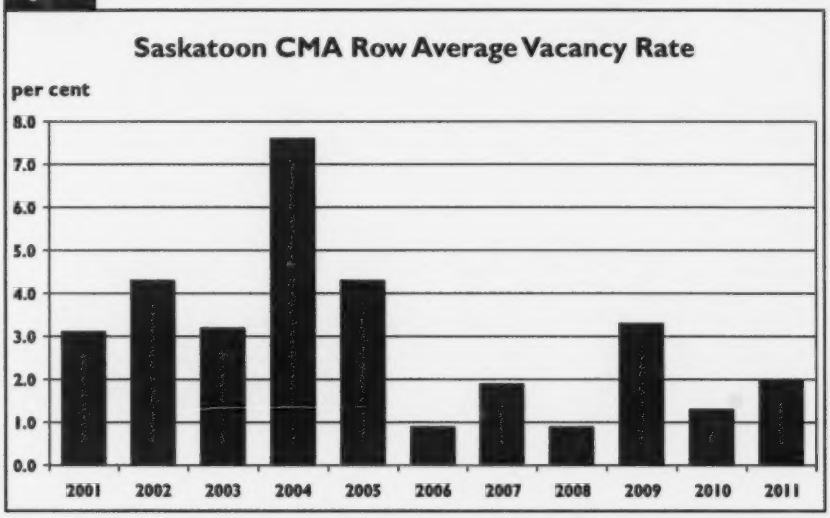
The universe of purpose built rental apartments decreased by 215 units or 1.7 per cent between the October 2010 and October 2011 surveys. This marked seven successive years of decline in Saskatoon's rental apartment universe, cumulating to a reduction of 2,693 units from October 2005 to October 2011. Changes to the number of units in the universe are affected by the completion of new units and the addition or removal of structures due to renovations, demolitions, fire damage, or condominium conversions.

From October 2010 to September 2011, there were 347 rental apartment units completed throughout Saskatoon, compared with eight completions during the previous 12-month period. Despite new additions, Saskatoon's apartment rental universe declined due to a higher number of removals. The number of row and apartment rental units removed from the rental universe in the past year due to condominium conversion totalled 102 units. This compared with 221 units removed between October 2009 and October 2010. Other buildings removed from the current survey were either vacant and for sale, demolished, boarded up, or converted to other uses.

Row vacancy rates edge higher

In spite of a 12.6 per cent year-over-year reduction in the universe, the vacancy rate for Saskatoon's townhouse rentals increased to 2.0 per cent in October 2011 from an average of 1.3 per cent in October 2010. This year's survey found a

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

universe of 693 row units, down 100 units from the universe of 793 units in the 2010 survey. By comparison, the row universe between the 2009 and 2010 surveys decreased by 16 units or two per cent.

Row vacancies were highest in the Central zone at 8.6 per cent. This area also witnessed the biggest year-over-year increase of 5.7 percentage points in the average vacancy rate. Mirroring findings from the 2010 survey, Nutana and the Northeast zones both recorded row vacancy rates of 0.0 per cent. The Southwest saw row vacancy rates rise 3.5 percentage points from the October 2010 survey to 8.0 per cent in the fall 2011 survey. Meanwhile, at 3.4 per cent, the availability rate for Saskatoon's row units was virtually unchanged from the fall of 2010.

Row Rents Increase

Notwithstanding increasing row unit vacancies in the past year, the survey revealed upward movement in rental rates for row units. The average rent for all row units increased by $59 per month since October 2010 to $1,098 in October 2011. This follows an increase of $111 per month between the 2009 and 2010 surveys. On a same-sample basis, townhouse rents across the region rose year-over-year by 2.6 per cent, considerably lower than the 14.6 per cent increase captured in the previous survey. The largest gains were recorded in the Outlying Areas of the Saskatoon CMA, where rents in units common to both surveys increased by 7.5 per cent.

Rental Market Outlook

Apartment vacancy rate to inch up in 2012

Apartment vacancy rates across Saskatoon are forecast to increase in 2012. Additions to the rental universe through the introduction of newly constructed units, as well as continued competition from the secondary rental market will provide the major impetus for the increase in vacancies. At the end of October 2011, there

were 262 rental apartments under varying phases of construction across Saskatoon. This, in conjunction with the 499 condominium apartments under construction at the end of October 2011 will lead to a slight uptick in vacancies next year as some will enter the secondary rental market and provide some competition to Saskatoon's rental property owners. As well, expect fewer units being removed from the rental universe due to condominium conversion.

Tempering the increase in vacancies, however, Saskatoon will continue to attract elevated levels of net migration, albeit lower than the peak set in 2010. This will ensure that demand for rental units will remain high over the forecast period. In addition, continuing, though muted, advances in both new and resale house prices will inhibit some renter households from moving to homeownership. On balance, these factors will result in a slight increase in the average vacancy rate next year.

With the average vacancy rate expected to rise over the forecast period, property managers will temper the pace of rent increases in an effort to minimise costly tenant turnover. As well, mortgage rates will remain low, curtailing increases in the monthly cost differential between renting and owning a home, thus creating additional incentive for property owners to limit the pace of rent increases moving forward.

Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Secondary Rental Market Survey: Condominium Apartments

Vacancies moderate in Rental Condominium Apartments

The vacancy rate in Saskatoon's investor-owned and rented condominiums moderated in the past year. As shown in Table 4.1.1, the vacancy rate in rental condominium apartments across the Saskatoon CMA declined from 0.9 per cent in October 2010 to 0.4 per cent in October 2011.

CMHC's survey found a total condominium apartment universe of 8,318 units in October 2011, up 1.8 per cent from the universe of 8,169 units in October 2010. The number of condominium apartments identified as rental totalled 1,866 suites, up 17.4 per cent from 1,590 suites in the prior year's survey. As a result, the proportion of condominium units indentified as investor-owned and rented rather than owner-occupied increased to 22.4 per cent of the total condominium universe, compared with 19.5 per cent in October 2010.

Secondary Rental Market Survey: Other Dwellings

The number of households renting in Saskatoon's secondary market in other dwelling types in October 2011 was estimated at 13,456, virtually unchanged from 13,124 households in 2010. In October 2011, there were an estimated 4,136 households renting single-detached units, down 7.4 per cent from the October 2010 tally. The number of households renting semi-detached, row or duplex units this year fell by an estimated 6.5 per cent from October of last year to 6,683 households. This follows an 8.4 per cent year-over-year increase in 2010. [5]

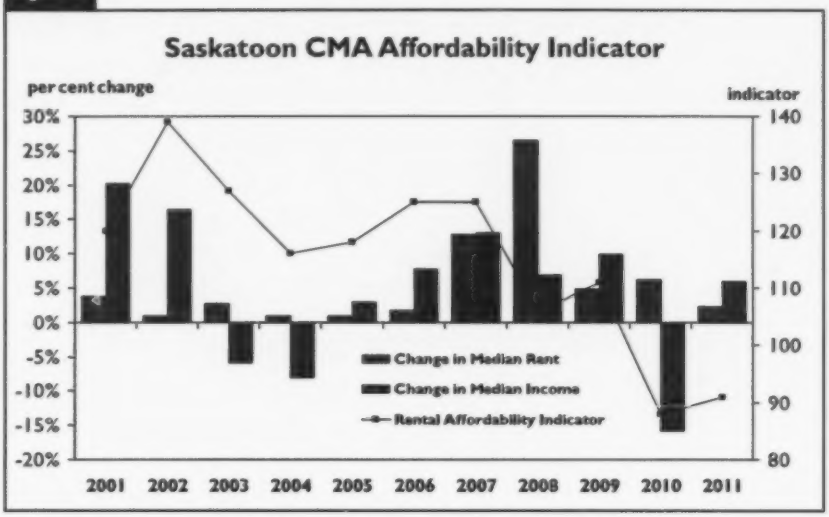
For all unit types, the average rent in October 2011 was $1,017 per month compared to $952 a year prior. A single-detached house rented for an average of $1,133 during the 2011 October survey, compared to $1,000 in the October 2010 survey. For semi-detached, row, and duplex units, the average rent was $968 in October 2011, virtually unchanged from the previous year.

[5] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

Rental Affordability Indicator

CMHC's rental affordability indicator[6] shows that affordability in Saskatoon's rental market improved in the past year. The rental affordability indicator in Saskatoon was 91 in 2011, up from 88 in 2010. The increase in the renter households' estimated median income in 2011 was relatively greater than the increase in the costs of renting a median priced two-bedroom apartment in 2011, causing the indicator to rise from the previous year.

Figure 6



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

[6] Please refer to the methodology section for detailed information on the indicator.

Apartment Vacancy Rates (%) by Major Centres	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	**2.6**	**2.2**

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[7] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

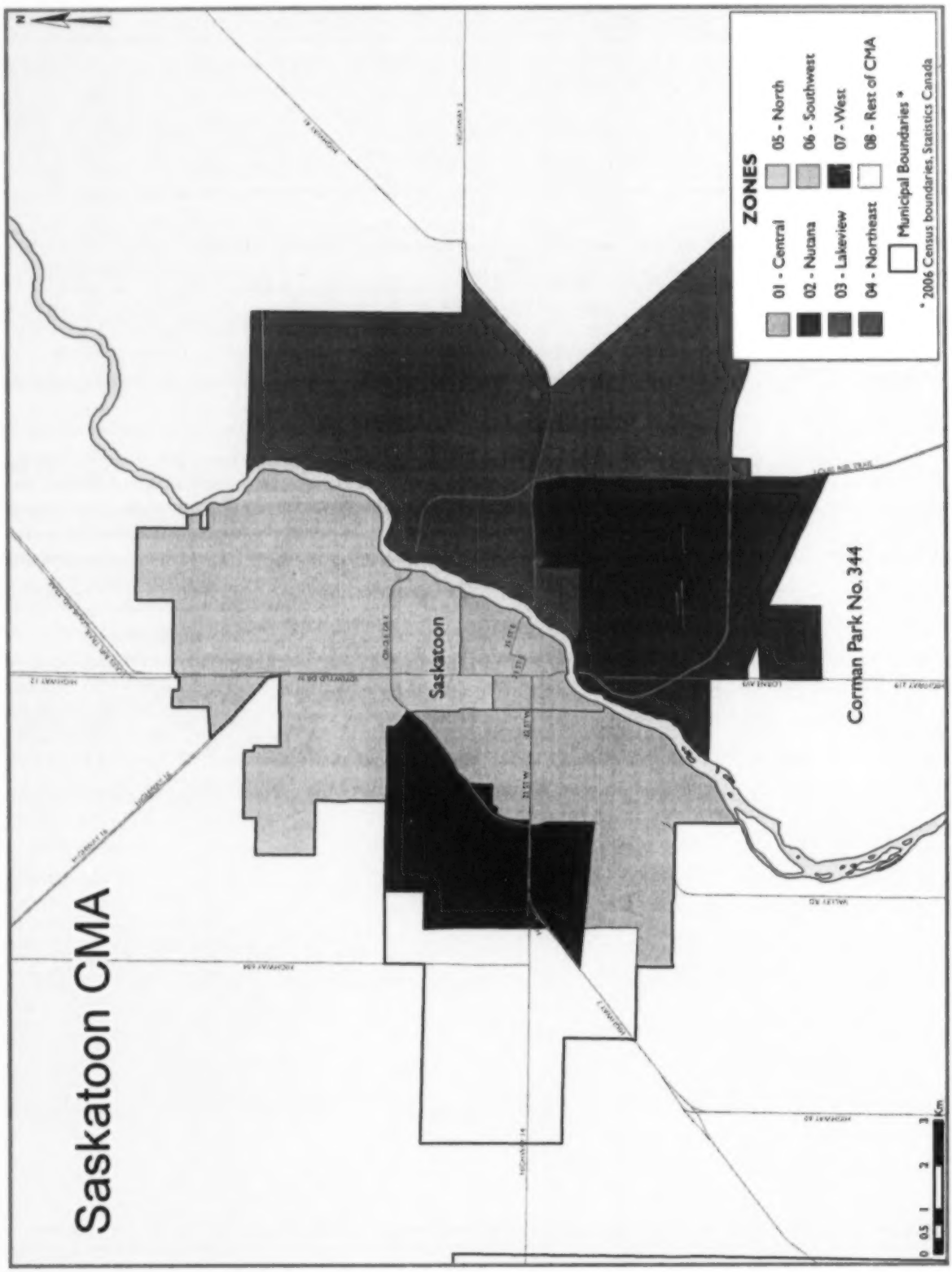
The major centres with the lowest vacancy rates in October 2011 were Regina (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent) and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557) and Sherbrooke ($577).

Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent) and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent) and Montréal (2.8 per cent).

[7] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Saskatoon CMA
Saskatoon
Corman Park No. 344
ZONES
01 - Central
02 - Nutana
03 - Lakeview
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Rest of CMA
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada
0 0.5 1 2 3 Km

RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	**Central** - Census tracts: 0000.00, 0007.00, 0008.00, 0015.00, 0016.00.
Zone 2	**Nutana** - Census tracts: 0000.00, 0001.00, 0002.01, 0002.02, 0003.00, 0004.00, 0009.00, 0010.00, 0011.01, 0011.02, 0011.03.
Zone 3	**Lakeview** - Census tracts: 0000.00, 0012.01, 0012.02, 0012.03, 0012.04, 0012.06, 0012.07.
Zone 4	**Northeast** - Census tracts: 0000.00, 0013.01, 0013.02, 0013.03, 0013.04, 0014.00.
Zone 5	**North** - Census tracts: 0000.00, 0020.00, 0021.01, 0021.02, 0021.03, 0021.04, 0021.05, 0022.00.
Zone 6	**Southwest** - Census tracts: 0000.00, 0005.00, 0006.01, 0006.02, 0017.00, 0019.00.
Zone 7	**West** - Census tracts: 0000.00, 0006.03, 0006.04, 0018.01, 0018.02, 0018.03, 0018.04, 0018.05.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas** - Census tracts: 0000.00, 0100.01, 0100.02, 0101.00, 0102.01, 0102.02, 0103.00, 0104.00, 0105.00, 0110.00.
Zones 1-8	**Saskatoon CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	5.4 b	1.1 a	1.3 a	2.1 a	1.1 a	2.9 a	**	0.0 a	1.6 a	2.3 a
Zone 2 - Nutana	3.6 c	0.0 b	1.4 a	0.8 a	1.3 a	1.0 a	0.0 c	0.0 c	1.5 a	0.8 a
Zone 3 - Lakeview	4.0 d	8.2 c	3.1 a	1.0 a	3.4 a	2.9 a	**	7.3 a	3.3 a	2.6 a
Zone 4 - Northeast	1.2 a	3.9 a	0.8 a	2.0 a	2.6 a	3.5 a	0.0 a	0.0 a	1.8 a	2.9 a
Zone 5 - North	0.0 c	6.4 a	1.3 a	2.3 b	0.9 a	1.5 a	**	**	1.0 a	1.8 b
Zone 6 - Southwest	**	0.0 d	3.6 b	3.7 c	6.3 a	**	7.0 a	0.0 c	5.6 a	**
Zone 7 - West	20.8 d	11.0 c	0.6 a	1.9 a	5.0 a	4.5 a	3.1 a	0.5 b	3.9 a	3.5 a
Saskatoon City (Zones 1-7)	4.0 b	2.0 a	1.6 a	1.8 a	3.0 a	3.4 a	3.6 a	1.1 a	2.4 a	2.6 a
Zone 8 - Outlying Areas	**	**	5.3 a	**	0.0 a	5.6 a	**	**	1.3 a	2.6 a
Saskatoon CMA	4.0 b	2.0 a	1.6 a	1.8 a	3.0 a	3.4 a	3.5 a	1.1 a	2.4 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	629 a	689 a	815 a	839 a	1,025 a	1,073 a	**	1,199 c	875 a	912 a
Zone 2 - Nutana	580 a	608 a	740 a	770 a	921 a	942 a	1,117 a	1,219 b	810 a	836 a
Zone 3 - Lakeview	611 a	645 a	789 a	818 a	948 a	982 a	1,035 b	1,087 a	902 a	933 a
Zone 4 - Northeast	558 a	580 a	764 a	779 a	1,026 a	1,041 a	1,186 a	1,194 a	909 a	924 a
Zone 5 - North	695 b	599 a	787 a	809 a	955 a	978 a	**	**	891 a	912 a
Zone 6 - Southwest	504 a	542 a	648 a	668 a	754 a	789 a	804 a	957 b	721 a	737 a
Zone 7 - West	703 a	721 a	807 a	818 a	938 a	981 a	992 a	1,032 a	908 a	938 a
Saskatoon City (Zones 1-7)	599 a	633 a	765 a	788 a	935 a	967 a	955 a	1,073 a	854 a	881 a
Zone 8 - Outlying Areas	**	**	**	**	714 a	714 a	1,121 c	1,112 b	764 a	786 a
Saskatoon CMA	599 a	632 a	765 a	787 a	934 a	966 a	959 a	1,075 a	853 a	881 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	202	187	1,166	1,164	788	769	16	15	2,172	2,135
Zone 2 - Nutana	224	222	1,576	1,562	1,309	1,299	56	56	3,165	3,139
Zone 3 - Lakeview	25	24	438	428	1,117	1,054	43	41	1,623	1,547
Zone 4 - Northeast	81	80	406	407	671	662	33	32	1,191	1,181
Zone 5 - North	23	14	379	390	638	638	15	15	1,055	1,057
Zone 6 - Southwest	37	35	494	491	782	721	198	128	1,511	1,375
Zone 7 - West	31	31	492	494	1,150	1,217	227	226	1,900	1,968
Saskatoon City (Zones 1-7)	623	593	4,951	4,936	6,455	6,360	588	513	12,617	12,402
Zone 8 - Outlying Areas	1	1	19	19	36	36	20	20	76	76
Saskatoon CMA	624	594	4,970	4,955	6,491	6,396	608	533	12,693	12,478

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	7.0 b	1.7 c	2.6 a	2.9 a	3.1 a	4.3 a	**	0.0 a	3.2 a	3.3 a
Zone 2 - Nutana	4.1 b	1.4 a	2.3 a	2.6 a	2.2 a	2.5 a	0.0 c	0.0 c	2.4 a	2.4 a
Zone 3 - Lakeview	4.0 d	8.2 c	5.1 a	2.2 a	5.2 a	5.1 a	**	12.2 a	5.1 a	4.5 a
Zone 4 - Northeast	2.4 a	3.9 a	1.8 a	3.0 a	4.1 a	4.5 a	0.0 a	0.0 a	3.1 a	3.9 a
Zone 5 - North	0.0 c	6.4 a	1.9 a	4.6 b	2.4 a	3.4 b	**	**	2.1 a	3.8 b
Zone 6 - Southwest	**	0.0 d	3.8 b	5.0 c	8.1 a	9.8 c	7.5 a	0.0 d	6.6 a	7.5 c
Zone 7 - West	20.8 d	11.0 c	2.5 a	3.7 a	6.4 a	5.7 a	3.1 a	0.5 b	5.2 a	4.8 a
Saskatoon City (Zones 1-7)	5.6 a	2.7 a	2.7 a	3.2 a	4.5 a	4.9 a	3.7 a	1.7 c	3.8 a	4.0 a
Zone 8 - Outlying Areas	**	**	5.3 a	**	0.0 a	5.6 a	**	**	1.3 a	2.6 a
Saskatoon CMA	5.6 a	2.7 a	2.7 a	3.2 a	4.5 a	4.9 a	3.6 a	1.6 c	3.8 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Central	3.1 d	8.7 b	2.6 b	2.2 a	2.8 a	2.7 a	++	++	3.2 b	2.8 a
Zone 2 - Nutana	4.6 b	6.3 b	4.6 b	3.0 b	4.0 a	2.8 b	1.6 b	**	4.2 a	2.9 a
Zone 3 - Lakeview	++	4.6 c	2.5 a	3.2 a	2.9 a	4.3 a	4.0 c	5.6 a	2.6 a	3.9 a
Zone 4 - Northeast	4.9 b	5.0 c	3.8 b	2.1 a	3.4 a	2.0 a	4.5 b	++	3.8 a	2.2 a
Zone 5 - North	2.9 c	++	2.2 b	2.8 a	3.4 a	2.0 b	n/s	**	3.6 b	2.4 a
Zone 6 - Southwest	5.6 d	++	5.9 c	++	4.0 c	2.5 c	3.1 c	++	4.0 c	**
Zone 7 - West	++	2.2 a	1.2 a	1.8 b	6.6 b	2.6 a	4.9 d	2.1 b	6.5 b	2.2 a
Saskatoon City (Zones 1-7)	3.0 b	5.6 a	3.3 a	2.4 a	4.0 a	2.8 a	4.2 b	2.8 b	4.1 a	2.7 a
Zone 8 - Outlying Areas	n/s	**	**	**	11.8 a	2.6 b	**	++	10.4 c	2.8 c
Saskatoon CMA	3.0 b	5.6 a	3.3 a	2.5 a	4.0 a	2.8 a	4.3 b	2.8 b	4.1 a	2.7 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA										
Pre 1940	10.9 c	2.3 a	1.6 a	2.0 a	3.4 a	**	**	**	4.1 a	2.0 a
1940 - 1959	0.0 c	8.2 a	0.6 a	5.8 a	0.0 b	0.0 b	**	0.0 a	0.3 a	3.9 b
1960 - 1974	3.2 b	0.8 a	1.7 a	1.5 a	2.3 a	2.5 a	7.3 a	0.0 d	2.2 a	1.8 a
1975 - 1989	5.2 b	4.3 a	1.6 a	1.7 a	3.2 a	3.7 b	3.1 b	1.3 a	2.7 a	2.9 a
1990 - 1999	n/u	n/u	0.0 a	**	0.0 a	**	0.0 a	**	0.0 a	**
2000+	n/u	n/u	0.0 a	0.0 a	5.1 a	6.2 a	**	**	4.5 a	5.7 a
Total	4.8 b	2.0 a	1.6 a	1.8 a	3.0 a	3.4 a	3.5 a	1.1 a	2.6 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA										
Pre 1940	675 a	720 a	733 a	774 a	822 a	851 a	**	**	749 a	788 a
1940 - 1959	484 a	526 b	636 a	681 a	783 a	849 a	1,020 b	1,073 a	689 a	742 a
1960 - 1974	564 a	599 a	739 a	767 a	912 a	950 a	1,024 a	1,190 b	796 a	828 a
1975 - 1989	657 a	676 a	798 a	813 a	934 a	960 a	941 a	1,052 a	886 a	908 a
1990 - 1999	n/u	n/u	**	**	**	**	**	1,166 a	874 b	891 b
2000+	n/u	n/u	932 a	989 a	1,154 a	1,193 a	**	**	1,129 a	1,176 a
Total	599 a	632 a	765 a	787 a	934 a	966 a	959 a	1,075 a	853 a	881 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA										
3 to 5 Units	0.0 c	6.9 a	0.0 b	1.9 c	1.8 b	4.6 c	1.9 c	0.0 a	1.1 a	2.9 a
6 to 19 Units	2.9 b	1.2 a	2.4 a	1.6 a	2.7 a	4.6 b	0.0 b	0.0 b	2.5 a	2.8 a
20 to 49 Units	7.3 b	4.5 c	1.7 a	2.6 a	3.1 a	3.2 b	3.6 a	0.5 b	2.8 a	2.9 a
50 to 99 Units	6.0 a	**	0.7 a	0.9 a	2.6 a	2.3 a	7.1 a	5.1 d	2.2 a	1.7 a
100+ Units	**	**	0.5 a	0.7 a	4.4 a	3.9 a	**	**	2.7 a	2.4 a
Total	4.8 b	2.0 a	1.6 a	1.8 a	3.0 a	3.4 a	3.5 a	1.1 a	2.6 a	2.6 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA										
3 to 5 Units	529 b	540 b	600 a	613 a	815 a	867 a	1,004 b	1,103 a	752 a	786 a
6 to 19 Units	544 a	563 a	685 a	723 a	855 a	892 a	954 a	1,010 a	750 a	785 a
20 to 49 Units	638 a	693 a	761 a	775 a	886 a	913 a	920 a	1,047 a	840 a	862 a
50 to 99 Units	613 a	659 a	843 a	852 a	1,041 a	1,061 a	1,077 a	1,158 a	947 a	967 a
100+ Units	**	**	971 a	995 a	1,186 a	1,222 a	**	**	1,077 a	1,110 a
Total	599 a	632 a	765 a	787 a	934 a	966 a	959 a	1,075 a	853 a	881 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	1.4 a	1.4 a	2.1 a	4.2 b	3.0 a	2.7 a	0.0 a	0.6 a	0.5 a	1.3 a
Zone 2 - Nutana	0.0 c	5.9 d	1.8 a	0.3 a	1.5 a	1.3 a	1.2 a	0.6 a	**	**
Zone 3 - Lakeview	**	**	3.7 b	3.2 d	3.9 b	2.5 a	2.0 a	1.5 a	**	**
Zone 4 - Northeast	0.0 c	4.7 d	1.5 a	3.2 a	2.4 b	2.1 a	2.0 a	3.0 a	n/u	n/u
Zone 5 - North	**	**	2.3 a	1.5 a	0.6 a	2.0 c	**	1.3 a	n/u	n/u
Zone 6 - Southwest	4.5 d	0.0 a	5.2 c	**	5.7 a	**	n/u	n/u	n/u	n/u
Zone 7 - West	**	**	3.3 b	6.0 a	2.2 a	2.8 a	7.1 a	3.6 b	**	**
Saskatoon City (Zones 1-7)	1.2 a	3.2 b	2.5 a	2.8 a	2.9 a	2.9 a	2.2 a	1.7 a	2.7 a	2.4 a
Zone 8 - Outlying Areas	**	0.0 a	**	**	**	**	n/u	n/u	n/u	n/u
Saskatoon CMA	1.1 a	2.9 a	2.5 a	2.8 a	2.8 a	2.9 a	2.2 a	1.7 a	2.7 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA										
LT $400	**	**	**	**	n/s	n/s	n/s	n/s	**	**
$400 - $499	**	2.7 c	5.4 d	2.3 c	**	**	**	n/s	**	2.3 c
$500 - $599	1.0 a	1.1 a	1.5 a	1.5 a	**	**	n/s	n/s	1.8 b	1.4 a
$600 - $699	4.9 b	1.7 c	2.1 a	4.3 c	1.3 a	**	**	**	2.1 a	3.7 c
$700 - $799	10.7 c	4.4 d	1.8 a	1.0 a	4.3 b	5.4 d	**	**	2.9 a	2.2 b
$800+	5.9 a	1.3 a	1.3 a	1.4 a	2.9 a	3.5 a	3.9 b	1.1 a	2.6 a	2.8 a
Total	4.8 b	2.0 a	1.6 a	1.8 a	3.0 a	3.4 a	3.5 a	1.1 a	2.6 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	n/u	n/u	**	**	4.3 a	12.5 a	**	**	2.9 a	8.6 a
Zone 2 - Nutana	**	**	**	**	0.0 a	0.0 a	**	**	0.0 a	0.0 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Zone 4 - Northeast	n/u	n/u	**	**	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Zone 5 - North	**	n/s	**	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	4.5 a	8.0 a
Zone 7 - West	n/u	n/u	**	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	0.0 a	**	0.4 a	1.4 a	2.1 a	3.2 d	1.4 a	2.4 a
Zone 8 - Outlying Areas	n/u	n/u	**	n/u	0.0 c	0.0 a	0.0 a	0.0 a	0.0 b	0.0 a
Saskatoon CMA	**	**	**	**	0.3 a	1.0 a	2.1 a	3.1 c	1.3 a	2.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	n/u	n/u	**	**	**	870 a	**	**	**	804 a
Zone 2 - Nutana	**	**	**	**	1,095 a	1,124 a	**	**	1,147 a	1,184 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Zone 4 - Northeast	n/u	n/u	**	**	**	**	1,197 a	1,218 a	1,185 a	1,200 a
Zone 5 - North	**	n/s	**	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	**	1,159 a
Zone 7 - West	n/u	n/u	**	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	641 a	775 b	1,002 a	1,067 a	1,150 a	1,231 a	1,076 a	1,151 a
Zone 8 - Outlying Areas	n/u	n/u	n/s	n/u	739 a	753 a	951 a	1,075 a	767 a	791 a
Saskatoon CMA	**	**	641 b	775 b	936 a	981 a	1,145 a	1,225 a	1,039 a	1,098 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	0	0	9	9	23	24	2	2	34	35
Zone 2 - Nutana	1	1	7	7	171	168	155	152	334	328
Zone 3 - Lakeview	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	1	1	7	7	55	55	63	63
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	0	0	8	0	35	2	54	1	97	3
Saskatoon City (Zones 1-7)	2	2	28	20	248	213	420	364	698	599
Zone 8 - Outlying Areas	0	0	8	0	77	83	10	11	95	94
Saskatoon CMA	2	2	36	20	325	296	430	375	793	693

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	n/u	n/u	**	**	4.3 a	12.5 a	**	**	2.9 a	8.6 a
Zone 2 - Nutana	**	**	**	**	1.8 a	1.8 a	**	**	1.8 a	2.1 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Zone 4 - Northeast	n/u	n/u	**	**	**	**	0.0 a	1.8 a	0.0 a	1.6 a
Zone 5 - North	**	n/s	**	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	9.8 a	8.9 a
Zone 7 - West	n/u	n/u	**	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	0.0 a	**	1.6 a	2.8 a	5.0 a	5.1 c	3.6 a	4.0 b
Zone 8 - Outlying Areas	n/u	n/u	**	n/u	1.3 d	0.0 a	0.0 a	0.0 a	1.1 d	0.0 a
Saskatoon CMA	**	**	**	**	1.5 a	2.0 a	4.9 a	4.9 c	3.3 a	3.4 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Central	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Nutana	**	**	**	**	7.1 a	2.5 a	**	**	7.2 a	3.4 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
Zone 4 - Northeast	n/u	n/u	**	**	**	**	2.5 a	1.5 a	1.7 c	0.9 a
Zone 5 - North	n/s	n/s	**	n/s	**	**	n/u	n/u	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 7 - West	n/u	n/u	n/s	n/u	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	**	11.5 d	7.5 b	2.4 b	**	2.2 b	**	1.9 c
Zone 8 - Outlying Areas	n/u	n/u	n/s	n/u	3.8 d	6.0 c	**	11.0 d	3.5 d	7.5 c
Saskatoon CMA	**	**	++	11.5 d	6.9 b	3.0 c	**	2.5 b	14.4 d	2.6 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	5.4 b	1.1 a	1.3 a	2.1 a	1.2 a	3.2 a	**	0.0 a	1.6 a	2.4 a
Zone 2 - Nutana	3.6 c	0.0 b	1.4 a	0.8 a	1.1 a	0.9 a	0.0 c	0.0 d	1.4 a	0.7 a
Zone 3 - Lakeview	4.0 d	8.2 c	3.1 a	1.0 a	3.4 a	2.9 a	3.4 a	**	3.3 a	2.6 a
Zone 4 - Northeast	1.2 a	3.9 a	0.8 a	2.0 a	2.6 a	3.4 a	0.0 a	0.0 a	1.7 a	2.8 a
Zone 5 - North	0.0 c	**	1.3 a	2.3 b	0.9 a	1.4 a	**	**	1.0 a	1.8 b
Zone 6 - Southwest	**	0.0 d	3.6 b	3.7 c	6.3 a	**	6.3 a	**	5.5 a	6.4 c
Zone 7 - West	20.8 d	11.0 c	0.6 a	1.9 a	4.9 a	4.5 a	2.9 a	1.1 a	3.8 a	3.6 a
Saskatoon City (Zones 1-7)	4.8 b	2.0 a	1.6 a	1.8 a	2.9 a	3.3 a	1.0 a	2.1 b	2.5 a	2.8 a
Zone 8 - Outlying Areas	**	**	3.9 b	**	0.0 b	1.6 a	0.0 c	0.0 c	0.6 a	1.1 a
Saskatoon CMA	4.8 b	2.0 a	1.6 a	1.7 a	2.9 a	3.3 a	2.9 a	2.0 b	2.5 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	629 a	689 a	813 a	837 a	1,019 a	1,066 a	943 d	1,171 c	873 a	910 a
Zone 2 - Nutana	580 a	608 a	741 a	771 a	941 a	964 a	1,195 a	1,256 a	843 a	872 a
Zone 3 - Lakeview	611 a	645 a	789 a	818 a	948 a	982 a	1,101 a	1,087 b	909 a	933 a
Zone 4 - Northeast	558 a	580 a	765 a	779 a	1,027 a	1,042 a	1,193 a	1,210 a	923 a	939 a
Zone 5 - North	689 b	599 a	785 a	809 a	954 a	976 a	**	**	890 a	911 a
Zone 6 - Southwest	504 a	542 a	648 a	668 a	754 a	789 a	950 a	1,156 c	754 a	771 a
Zone 7 - West	703 a	721 a	803 a	818 a	930 a	980 a	953 a	1,033 a	899 a	938 a
Saskatoon City (Zones 1-7)	599 a	633 a	765 a	788 a	930 a	971 a	1,036 a	1,151 a	865 a	894 a
Zone 8 - Outlying Areas	**	**	**	**	730 a	742 a	1,043 b	1,095 b	765 a	789 a
Saskatoon CMA	599 a	632 a	764 a	787 a	934 a	966 a	1,036 a	1,149 a	864 a	892 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	202	187	1,175	1,173	811	793	18	17	2,206	2,170
Zone 2 - Nutana	225	223	1,583	1,569	1,480	1,467	211	208	3,499	3,467
Zone 3 - Lakeview	25	24	438	428	1,117	1,054	93	91	1,673	1,597
Zone 4 - Northeast	81	80	407	408	678	669	88	87	1,254	1,244
Zone 5 - North	24	15	382	393	642	642	15	15	1,063	1,065
Zone 6 - Southwest	37	35	494	491	790	729	302	232	1,623	1,487
Zone 7 - West	31	31	500	494	1,185	1,219	281	227	1,997	1,971
Saskatoon City (Zones 1-7)	625	595	4,979	4,954	6,703	6,573	1,008	847	13,315	13,001
Zone 8 - Outlying Areas	1	1	27	19	113	119	30	31	171	170
Saskatoon CMA	626	596	5,006	4,973	6,816	6,692	1,038	908	13,486	13,171

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	7.0 b	1.7 d	2.6 a	2.8 a	3.2 a	4.5 a	**	0.0 a	3.2 a	3.3 a
Zone 2 - Nutana	4.1 b	1.4 a	2.3 a	2.6 a	2.2 a	2.4 a	1.4 a	2.1 c	2.3 a	2.4 a
Zone 3 - Lakeview	4.0 d	8.2 d	5.1 a	2.2 a	5.2 a	5.1 a	6.9 a	**	5.3 a	4.5 a
Zone 4 - Northeast	2.4 a	3.9 a	1.8 a	3.0 a	4.1 a	4.5 a	0.0 a	1.2 a	3.0 a	3.7 a
Zone 5 - North	0.0 c	**	1.8 a	4.6 b	2.3 a	3.3 b	**	**	2.1 a	3.8 b
Zone 6 - Southwest	**	0.0 d	3.8 b	5.0 c	8.0 a	9.7 c	8.6 a	**	6.9 a	7.6 c
Zone 7 - West	20.8 d	11.0 d	2.5 a	3.7 a	6.2 a	5.7 a	2.9 a	1.1 a	5.0 a	4.8 a
Saskatoon City (Zones 1-7)	5.6 a	2.7 c	2.7 a	3.2 a	4.4 a	4.8 a	4.3 a	3.3 c	3.8 a	4.0 a
Zone 8 - Outlying Areas	**	**	3.9 b	**	0.9 a	1.6 a	0.0 c	0.0 c	1.2 a	1.1 a
Saskatoon CMA	5.6 a	2.7 c	2.7 a	3.2 a	4.4 a	4.8 a	4.1 a	3.2 c	3.8 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Central	3.1 d	8.7 b	2.7 b	2.3 a	3.0 a	2.7 a	**	++	3.3 b	2.8 a
Zone 2 - Nutana	4.6 b	6.2 b	4.5 b	3.2 c	4.4 a	2.7 a	4.8 b	2.6 a	4.5 a	3.0 a
Zone 3 - Lakeview	++	4.6 c	2.5 a	3.2 a	2.9 a	4.3 a	6.4 b	5.6 d	3.2 b	3.9 b
Zone 4 - Northeast	4.9 b	5.0 c	3.7 b	2.1 a	3.3 a	1.9 a	4.1 b	0.3 b	3.7 a	2.1 a
Zone 5 - North	2.9 c	++	2.2 b	2.8 a	3.4 a	2.1 b	n/s	**	3.5 b	2.4 a
Zone 6 - Southwest	5.6 d	++	5.9 c	++	4.0 c	2.4 c	10.4 c	++	7.8 c	**
Zone 7 - West	++	2.2 a	1.2 a	1.8 b	6.7 b	2.6 a	4.9 d	2.1 b	6.5 b	2.2 a
Saskatoon City (Zones 1-7)	3.0 b	5.6 a	3.3 a	2.5 a	4.1 a	2.8 a	6.7 b	2.7 b	4.7 a	2.7 a
Zone 8 - Outlying Areas	n/s	**	**	**	7.9 b	4.5 b	**	**	7.2 c	5.4 b
Saskatoon CMA	3.0 b	5.6 a	3.3 a	2.5 a	4.2 a	2.8 a	6.8 b	2.7 a	4.7 a	2.7 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Saskatoon CMA - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA	0.9 a	0.4 a	2.6 a	2.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Saskatoon CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA				
3 to 24 Units	3.5 d	0.9 a	2.7 a	3.3 b
25 to 49 Units	1.3 a	0.8 a	2.6 a	2.2 a
50+ Units	0.2 a	0.2 a	2.4 a	1.9 a
Total	0.9 a	0.4 a	2.6 a	2.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Saskatoon CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA	8,169	8,318	1,590 a	1,866 a	19.5 a	22.4 a	0.9 a	0.4 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Saskatoon CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA								
3 to 24 Units	1,042	1,085	227 a	280 a	21.8 a	25.8 a	3.5 d	0.9 a
25 to 49 Units	1,786	1,915	346 a	431 a	19.4 a	22.5 a	1.3 a	0.8 a
50+ Units	5,341	5,318	1,017 a	1,159 a	19.0 a	21.8 a	0.2 a	0.2 a
Total	8,169	8,318	1,590 a	1,866 a	19.5 a	22.4 a	0.9 a	0.4 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatoon CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Saskatoon CMA										
Single Detached	n/s	n/s	**	**	749 c	951 d	1,086 b	1,213 b	1,000 b	1,133 b
Semi detached, Row and Duplex	n/s	n/s	**	**	934 d	898 d	1,028 b	1,031 b	950 b	968 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	775 c	924 c	**	1,022 d	828 c	942 c
Total	n/s	n/s	546 d	**	846 c	920 c	1,055 b	1,095 b	952 b	1,017 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Saskatoon CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-10	Oct-11
Saskatoon CMA		
Single Detached	4,465 a	4,136 a
Semi detached, Row and Duplex	7,151 b	6,683 b
Other-Primarily Accessory Suites	1,508 b	2,637 c
Total	13,124	13,456

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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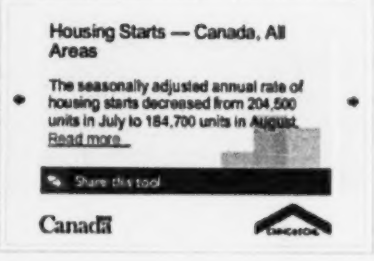
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